

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2016 JAN 28 03:40:51 PM
BK: 7864 PG: 744-746
DEED
FEE: \$26.00
EXCISE TAX: \$950.00
INSTRUMENT # 2016002700
SMMARSH



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 950.00

Parcel Identifier No. 126477 Verified by _____ County on the ____ day of _____, 20__ By: _____

Mail/Box to: Grantee

This instrument was prepared by: William G. Harriss

Brief description for the Index: Lots 3, 4 & 5

THIS DEED made this 28th day of January, 2016, by and between

GRANTOR	GRANTEE
GOLDEN TOUCH CARPETS, INC. and KTR INVESTMENTS, INC.	KIMBERLY SHUFFLER
Address: <u>4425 Dula St</u> <u>Durham NC 27705</u>	Mailing Address: <u>2926 Guess Rd</u> <u>Durham NC 27705</u> Property Address: 3010 Guess Road Durham, NC

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Durham, _____ Township, Durham County, North Carolina and more particularly described as follows:

See attached Exhibit A for legal description

This property herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 399, Page 146.

A map showing the above described property is recorded in Plat Book 10, Page 190 and
Plat Book 138, Page 130.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to all easements, restrictions and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GOLDEN TOUCH CARPETS, INC.

KTR INVESTMENTS, INC.

By: Kimberly T. Robinson President
Kimberly T. Robinson, President

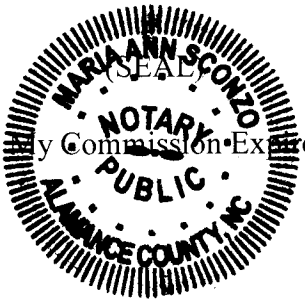
By: Kimberly T. Robinson President
Kimberly T. Robinson, President

State of North Carolina - County of Durham

I, the undersigned Notary Public of Alamance County and State of North Carolina, do hereby certify that **Kimberly T. Robinson, President of GOLDEN TOUCH CARPETS, INC.** and **Kimberly T. Robinson, President of KTR Investments, Inc.** personally appeared before me this day and acknowledged to me that she voluntarily executed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 28th day of January, 2016.

Sign: Maria Ann Sconzo
Maria Ann Sconzo - Notary Public



My Commission Expires: 6/2/2018

EXHIBIT A

BEGINNING AT A STAKE AT THE SOUTHEAST INTERSECTION OF GUESS ROAD AND KIRK ROAD, AND RUNNING THENCE ALONG AND WITH THE SOUTH SIDE OF KIRK ROAD NORTH 89 DEG. 5' EAST 185.0 FEET TO A STAKE, THE NORTHWEST CORNER OF LOT 6 ON THE PLAT HEREINAFTER REFERRED TO; THENCE ALONG AND WITH THE WESTERN LINE OF LOT 6 SOUTH 1 DEG 13' EAST 150 FEET TO A STAKE, THE NORTHEAST CORNER OF LOT 2; THENCE ALONG AND WITH THE NORTHERN LINE OF LOT 2 SOUTH 89 DEG. 05' WEST 185 FEET TO A STAKE ON THE EAST SIDE OF GUESS ROAD; THENCE ALONG AND WITH THE EAST SIDE OF GUESS ROAD NORTH 1 DEG 13' WEST 150 FEET TO A STAKE, THE POINT OF BEGINNING AND BEING LOTS 3, 4 AND 5 OF THE PROPERTY OF L. J. KIRKLAND AS SHOWN IN PLAT BOOK 10, PAGE 190, DURHAM COUNTY REGISTRY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. SEE ALSO PLAT BOOK 138, PAGE 130 OF THE DURHAM COUNTY REGISTRY.

KTR Investments, Inc. was formerly known as Charles and Rachael Investment Company, and before that Golden Touch Carpets, Inc. It has also been known as Charles and Rachel Investment Company.

This property has a street address of 3010 Guess Road, Durham, NC 27705 and a tax parcel #126477.